



Welshpool Town Council, The Vicarage Gardens, Welshpool, Powys, SY21 7DD
Tel: 01938 553142 Email: office@welshpooltowncouncil.gov.uk

Minutes of the Events & Planning Committee held on 13/08/2025 6:30pm in Council Chamber, Welshpool Town Hall.

PRESENT:

Cllr Chris Davies (Chair)
Cllr Phil Owen
Sally Fitzgerald

Apologies for absence:

Cllr Morag Bailey
Cllr Nick Howells
Cllr Revd William Rowell

Absent:

Cllr Carol Robinson
Cllr Julie Arnold

Also in attendance:

Kimberly Wright - Events & Markets Manager
2 member(s) of the public / press

EP130825/1. WELCOME AND APOLOGIES FOR ABSENCE

The Chair welcomed those present to the meeting.

EP130825/2. DECLARATIONS OF INTERESTS AND DISPENSATIONS

None.

EP130825/3. PUBLIC PARTICIPATION

Two members of the public were present and both gave presentations relating to Item 4.2 and issues raised included:

- Surface water drainage is already an issue.
- Concerns over changing the site from a commercial use to a residential use.
- Local businesses surrounding the site will be effected, as the development means there will be people around the businesses site 24/7.
- Proposed one-way system around the quarry development, part of the landowners property, affecting businesses deliveries and access for customers.
- Endangered wildlife species are on the site.
- Increase in noise pollution from working hours, to 24/7
- Breach in privacy, first floor dwelling will face directly into nearby residents bedroom window.

EP130825/4. PLANNING

EP130825/4.1 25/1042/FUL

Members chose to defer this item until more information had been received regarding the impact on nearby residents.

RESOLVED

To defer this item until more information had been received regarding the impact on nearby residents.

WTCM258 - Proposed by Cllr Sally Fitzgerald, seconded by Cllr Phil Owen

EP130825/4.2 Pre-application for residential development

Neither support nor do not support, raising the following concerns;

The committee would prefer that any residential development of the site include mixed-range housing to include family homes of at least three bedrooms in addition to one- and two-bedroom small units.

The committee would like further information on the business model. Is it intended that these homes be sold to owner-occupiers on long leases or is the development to be sold to absentee, buy-to-rent landlords or to a housing association? The committee would prefer to see sales to owner-occupiers.

The committee would wish to be satisfied that the removal of any USTs will be safely carried out, having regard to the proximity of the Lledan Brook and the Dol-y-Felyn children's play park. A full survey by a specialist will be required at the developer's expense.

It is understood that there are surface water drainage issues at the site, and this, too, will require a full survey.

The committee has concerns regarding the protected species of wildlife on the quarry site, particularly the nesting Peregrine falcons, and would require to be satisfied that the development would not impact the existing natural environment.

The Committee awaits further information along with the full application.

RESOLVED

To respond to the pre-application with the above comments.

WTCM257 - Proposed by Cllr Phil Owen, seconded by Cllr Chris Davies

EP130825/5. PLANNING DECISIONS

EP130825/5.1. APPROVED

EP130825/5.2 24/1696/LBC

EP130825/5.3 25/0575/FUL

EP130825/6. REFUSED

EP130825/6.1 25/0847/HH

EP130825/7. DATE OF NEXT MEETING

The committee noted that the next meeting of the Events & Planning Committee will be held on 3rd September 2025 at 6:30 pm in the Council Chamber.

The meeting finished at 19:35.

Signed:

Dated:

Councillor Chris Davies (Chair)

Decision/Action Log

ID		Assigned
WTCM257	RESOLUTION EP130825/4.2 Pre-application for residential development To respond to the pre-application with the above comments.	Events & Markets Manager
WTCM258	RESOLUTION EP130825/4.1 25/1042/FUL To defer this item until more information had been received regarding the impact on nearby residents.	Events & Markets Manager